



Town Centre I – Project Area Profile

LAND AREA:	138 acres
BOUNDARY:	Third Avenue is the Project Area's central north-south circulation spine. E Street bounds the project in the north and I Street is the Project's southern boundary. The east-west boundaries vary, extending to Fourth Avenue at its farthest point west and to Del Mar Avenue at its farthest point east.
LAND USE:	Includes: High and Medium-High Density Residential Professional and Administrative Commercial Retail and Service Commercial Public and Quasi-Public Uses
GENERAL CHARACTERISTICS:	This area serves as the valuable Chula Vista historic downtown. Town Centre I is home to the Third Avenue business corridor, San Diego South County Superior and Municipal Court Complex, Norman Park Senior Center, and Memorial Park, as well as a variety of commercial offices, retail and service commercial uses, and residential units.
DATE ADOPTED:	July 6, 1976 (Ordinance 1691)
DATE OF AMENDMENTS:	1 st Amendment 07/17/79 (Ord. 1872) 2 nd Amendment 04/22/86 (Ord. 2146) 3 rd Amendment 01/04/94 (Ord. 2585) 4 th Amendment 11/08/94 (Ord. 2609) 5 th Amendment 06/23/98 Reso 18969
TERM LIMIT:	July 6, 2016
TAX INCREMENT LIMIT:	\$84 million
REVENUE TERM:	July 6, 2026
BONDED INDEBTEDNESS LIMIT:	\$20 million
CURRENT GROSS TAX INCREMENT FLOW:	\$1,898,398.18

SOURCE: County of San Diego Office of the Auditor and Controller "Estimated Tax incremental Revenue Fiscal Year 2005-2006"
